# CITY OF CHICAGO ZONING BOARD OF APPEALS

## **FRIDAY- June 16, 2023**

### 121 N. LaSalle, Second Floor, City Council Chambers

Approval of the minutes from the May 19, 2023, regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the June 16, 2023, regular meeting of the Board.

#### 9:00 A.M.

## **SPECIAL USE EXTENSION REQUEST**

167-22-S ZONING DISTRICT: B3-3 WARD: 44

**APPLICANT:** 3440 Broadway, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3440 N. Broadway

**SUBJECT:** Application for a special use to establish a seven-story hotel with a

maximum of one hundred seventy-six rooms, sixty parking spaces

and ground floor retail use.

## **REGULAR CALL**

162-23-Z ZONING DISTRICT: RS-3 WARD: 38

**APPLICANT:** 4644 Inc.

OWNER: Halina Sedemaier
PREMISES AFFECTED: 4644 N. Central Avenue

**SUBJECT:** Application for a variation to expand an existing non-conforming

tavern use to include retail food service on the ground floor of an

existing two-story building.

163-23-S ZONING DISTRICT: B3-2 WARD: 25

**APPLICANT:** Phantom Troupe Tattoos, LLC

**OWNER:** Fox Chicago, LLC **PREMISES AFFECTED:** 1734 W. 18th Street

**SUBJECT:** Application for a special use to establish a body art service (tattoo

shop).

164-23-Z ZONING DISTRICT: RT-4 WARD: 7

APPLICANT: Jesse Sykes
OWNER: Same as applicant
PREMISES AFFECTED: 7828 S. Colfax Avenue

**SUBJECT:** Application for a variation to reduce the lot area per unit from the

required 1,000 square feet to 931.88 square feet to convert and existing three-story, three dwelling unit building to a four dwelling

unit building.

165-23-S ZONING DISTRICT: B1-1 WARD: 39

**APPLICANT:** Nisha Patel/ Nisha Beauty Inc.

OWNER: Budimir Sajic

PREMISES AFFECTED: 4058 W. Lawrence Avenue

**SUBJECT:** Application for a special use to establish a hair and nail salon.

166-23-Z ZONING DISTRICT: RT-3.5 WARD: 44

**APPLICANT:** David Oliveria and Su Bermingham

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3646 N. Magnolia Avenue

**SUBJECT:** Application for a variation to increase the existing floor area from

6,003 square feet to 6,223 square feet for a proposed rear three-story addition to the existing three-story, two dwelling unit

building.

167-23-S ZONING DISTRICT: B-3 WARD: 45

**APPLICANT:** Glory Spa Corp./ Enkhjargal Sanjaasuren

**OWNER:** Skil Plaza, LLC

**PREMISES AFFECTED:** 5528 N. Milwaukee Avenue

**SUBJECT:** Application for a special use to establish a massage establishment.

168-23-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Dan Simon **OWNER:** Same as applicant

PREMISES AFFECTED: 1254 W. Wellington Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.72' to 23', for a proposed two-story garage with a coach house to serve an existing two-story, single-family

residence.

169-23-S ZONING DISTRICT: B3-1 WARD: 49

APPLICANT: Theta Tattoo, LLC
OWNER: 1624 Morse, LLC
PREMISES AFFECTED: 1626 W. Morse, 1st Flr.

**SUBJECT:** Application for a special use to establish a body art / tattoo

establishment.

170-23-Z ZONING DISTRICT: RT-4 WARD: 46

**APPLICANT:** Russell Hughes **OWNER:** Same as applicant

PREMISES AFFECTED: 3852 N. Janssen Avenue

**SUBJECT:** Application for a variation to reduce the north side setback from

the required from 2.4' to zero (south to be 3.26'), combined side yard setback from 6' to 3.26' to allow a rear open access stair, open spiral stair, and pergola to the existing one and three-story, two

dwelling unit building.

171-23-Z ZONING DISTRICT: RS-3 WARD: 35

**APPLICANT:** Gretchen A. Steele & James Christopher Wate

**OWNER:** Same as applicant

PREMISES AFFECTED: 2230 N. Central Park Avenue

**SUBJECT:** Application for a variation to reduce the north side setback from

the required 2.4' to 1.17'; (south to be 3.41') combined side yard setback from 6' to 4.58' for a proposed three-story south end addition and a three-story rear west addition with new rear open deck and balcony above to an existing three-story, single-family

residence.

172-23-Z ZONING DISTRICT: C1-1 WARD: 21

**APPLICANT:** Superior Club, Inc. dba B'Z Sports Bar and Grill

**OWNER:** Chicago Title and Trust # 8002377815

PREMISES AFFECTED: 12001-03 S. Halsted Street

**SUBJECT:** Application for a variation to establish a public place of

amusement license for the proposed event space which is located

with 125' of a residential district.

173-23-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Vikas Wadhwa
OWNER: Same as applicant
PREMISES AFFECTED: 1875 N. Bissell Street

**SUBJECT:** Application for a variation to increase the floor area ratio from the

existing 3,693 square feet to 3,913 square feet for a proposed third floor addition to the existing two-story, two dwelling unit building.

174-23-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Vikhas Wadhwa
OWNER: same as applicant
PREMISES AFFECTED: 1875 N. Bissell Street

**SUBJECT:** Application for a variation to reduce the south side setback from

the required 2.41' to zero for a proposed third floor addition to the

existing two-story, two dwelling unit building.

175-23-Z ZONING DISTRICT: RT-3.5 WARD: 36

**APPLICANT:** Michael and Genevieve D'Aquila

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1863 W. Race Avenue

**SUBJECT:** Application for a variation to increase the maximum building

height from 35' to 36.5' for a proposed three-story, single-family

residence with an attached two-car garage.

176-23-Z ZONING DISTRICT: RT-3.5 WARD: 36

**APPLICANT:** Michael and Genevieve D' Aquila

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1863 W. Race Street

**SUBJECT:** Application for a variation to reduce the east side setback from the

required 3.84' to zero, (west to be 4.83') combined side yard

setback from 9.6' to 4.83', rear setback from 30' to 8' for a proposed three-story, single-family residence with first floor open deck and

an attached two car garage.

177-23-Z ZONING DISTRICT: RT-3.5 WARD: 36

**APPLICANT:** Michael and Genevieve D'Aquila

**OWNER:** Same applicant

PREMISES AFFECTED: 1863 W. Race Avenue

**SUBJECT:** Application for a variation to relocate rear yard open space of

280.8 square feet to an accessory building roof top deck for a proposed three-story, single-family residence and an attached two car garage with a roof top garage with a rooftop access stair on the

west elevation.

178-23-Z ZONING DISTRICT: RT-4 WARD: 28

**APPLICANT:** East Douglas Partners, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1356 S. Fairfield Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,951 square feet for a proposed

three-story, three dwelling unit building.

179-23-Z ZONING DISTRICT: RT-4 WARD: 28

**APPLICANT:** East Douglas Partners, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1358 S. Fairfield Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,951 square feet for a proposed

three-story, three dwelling unit building.

180-23-S ZONING DISTRICT: RS-3 WARD: 21

**APPLICANT:** Branch House, LLC

**OWNER:** JB Easy To Move Properties, LLC

PREMISES AFFECTED: 12124 S. Normal Avenue

**SUBJECT:** Application for a special use to establish a transitional residence

which is located within an RS-3 residential district.

181-23-Z ZONING DISTRICT: RM-4.5 WARD: 44

**APPLICANT:** Second Unitarian Church

**OWNER:** Same as applicant **PREMISES AFFECTED:** 656 W. Barry Avenue

**SUBJECT:** Application for a variation to reduce the east side setback from the

required 5' to 3.17' (west to be 1'), combined side yard setback from 10' to 4.17', rear side yard setback 47.88' to 19.36' for a proposed rear two-story elevator enclosure and a new secondary stairs on the east side with a new attached ADA accessible ramp to

serve an existing religious assembly.

182-23-Z ZONING DISTRICT: B3-3 WARD: 47

**APPLICANT:** Irving Oakley, LLC

**OWNER:** Albert Rompaza Land Trust **PREMISES AFFECTED:** 4009 N. Oakley Avenue

**SUBJECT:** Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 16' for a proposed five-story, thirty-eight dwelling unit building with

nineteen parking spaces and ground floor office use.

183-23-S ZONING DISTRICT: DX-5 WARD: 3

**APPLICANT:** 1700 S. Wabash (Chicago) Landco, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1700-04 S. Wabash Avenue

**SUBJECT:** Application for a special use to establish a residential use below

the second floor a proposed nine-story, thirty-seven-unit residential

building.

184-23-Z ZONING DISTRICT: DX-5 WARD: 3

**APPLICANT:** 1700 S. Wabash (Chicago) Landco, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1700-04 S. Wabash Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 15' for a proposed nine-story, thirty-seven

residential unit building.

185-23-Z ZONING DISTRICT: DX-5 WARD: 3

**APPLICANT:** 1700 S. Wabash (Chicago) Landco, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1700-04 S. Wabash Avenue

**SUBJECT:** Application for a variation to allow alternative compliance with the

open space requirements of section 17-4-0410 for a proposed nine-

story, thirty-seven residential dwelling unit building.

186-23-Z ZONING DISTRICT: DX-5 WARD: 3

**APPLICANT:** 1700 S. Wabash (Chicago) Landco, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1700-04 S. Wabash Avenue

**SUBJECT:** Application for a variation to reduce the number of off-street

required parking spaces from the required thirty-seven to four for a proposed nine-story, thirty-seven dwelling unit building with an attached four car garage which is located within 2,640 feet of a

CTA rail station entrance.

187-23-Z ZONING DISTRICT: DX-5 WARD: 3

**APPLICANT:** 1700 S. Wabash (Chicago) Landco, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1700-04 S. Wabash Avenue

**SUBJECT:** Application for a variation to permit a proposed 14' wide driveway

to access a proposed development that is required to comply with the pedestrian street standards to access required on-site accessory parking on a lot that does not have alley access for a proposed nine-story, thirty-seven residential dwelling unit building.

188-23-S ZONING DISTRICT: B1-2 WARD: 5

**APPLICANT:** Chabad of Hyde Park **OWNER:** Same as applicant

PREMISES AFFECTED: 5700-02 S. Woodlawn Avenue

**SUBJECT:** Application for a special use to expand an existing three-story

religious assembly use with a rear one- and two-story addition.

189-23-Z ZONING DISTRICT: B1-2 WARD: 5

**APPLICANT:** Chabad of Hyde Park **OWNER:** Same as applicant

PREMISES AFFECTED: 5700-02 S. Woodlawn Avenue

**SUBJECT:** Application for a variation to reduce the south side yard setback

abutting an R district from the required 3.2' to zero for the

expansion of an existing three-story religious assembly use with a proposed one- and two-story addition with rear one-story open

deck over two off- street accessory parking spaces.

190-23-Z ZONING DISTRICT: B1-2 WARD: 5

**APPLICANT:** Chabad of Hyde Park **OWNER:** Same as applicant

PREMISES AFFECTED: 5700-02 S. Woodlawn Avenue

**SUBJECT:** Application for a variation to reduce the number of required off-

street parking spaces from ten to two for the proposed expansion of an existing three-story religious assembly which is located with

2.640' of a Metra rail station entrance.

191-23-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** J. Gary Fencik Trustee

**OWNER:** Declaration of trust J. Gary Fencik dated 7/1/84

**PREMISES AFFECTED:** 1134 W. Schubert Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 23.78' to 4.33' for a proposed one-story side addition with an attached one car garage for the existing two-story, single-family

residence.

2:00 P.M.

192-23-S ZONING DISTRICT: B3-2 WARD: 26

**APPLICANT:** Jeremy Vallandigham

**OWNER:** US Bank Trust # 29944dtd 7/15/92

**PREMISES AFFECTED:** 2651 W. North Avenue

**SUBJECT:** Application for a special use to establish a body art service (tattoo

and body piercing).

193-23-S ZONING DISTRICT: B3-2 WARD: 43

**APPLICANT:** Rowan, Inc. **OWNER:** VG Crown, LLC

PREMISES AFFECTED: 2007 N. Sheffield Avenue

**SUBJECT:** Application for a special use to establish a body art / body piercing

service (ear piercing only).

194-23-S ZONING DISTRICT: B3-1 WARD: 19

**APPLICANT:** Mystic, Inc.

**OWNER:** Same as applicant **PREMISES AFFECTED:** 10649 S. Pulaski Road

**SUBJECT:** Application for a special use to establish an outdoor patio to serve

an existing tavern.

195-23-S ZONING DISTRICT: C1-1 WARD: 6

APPLICANT: Mid City Food & Fuel, Inc.
OWNER: Joliet Fuel & Mini Mart Inc.
PREMISES AFFECTED: 7051 S. Wabash Avenue

**SUBJECT:** Application for a special use to establish a one-story gas station

with mini mart.

196-23-S ZONING DISTRICT: B1-2 WARD: 17

APPLICANT: GRO Community NFP
OWNER: Lockwood Holdings, LLC
PREMISES AFFECTED: 1462 W. 79th Street

**SUBJECT:** Application for a special use to establish a transitional residence,

independent housing program in an existing four-story building with ground floor commercial use and three dwelling units above. There will be a total of twelve adult male residents served in the

top three floors.

197-23-S ZONING DISTRICT: RS-3 WARD: 9

**APPLICANT:** GRO Community NFP **OWNER:** Same as applicant **PREMISES AFFECTED:** 221 W. 109th Street

**SUBJECT:** Application for a special use to establish a transitional residence

for a maximum of eight men in an existing one-story building and

existing rear two-story, building.

198-23-Z ZONING DISTRICT: C1-2 WARD: 24

APPLICANT: Elite Labor Services Ltd.

OWNER: T& J Investors, LLC

PREMISES AFFECTED: 3138 W. Cermak Road, 1st Floor Unit D

**SUBJECT:** Application for a variation to reduce the number of off-street

parking spaces for a transit served location from five to zero.

199-23-S ZONING DISTRICT: C1-2/M1-2 WARD: 20 APPLICANT: Project Hood Communities Development Corporation

**OWNER:** New Beginnings Church of Chicago **PREMISES AFFECTED:** 6620 South Martin Luther King Jr Drive

**SUBJECT:** Application for a special use to authorize 22 vehicular parking

spaces out of an existing 121 off-street parking space lot to serve as off-site required accessory parking for the proposed three and four story multi-use building located at 6601-27 South Martin

Luther King Jr Drive.

**200-23-Z APPLICANT:**ZONING DISTRICT: C1-2/M1-2 WARD: 20
Project Hood Communities Development Corporation

**OWNER:** New Beginnings Church of Chicago **PREMISES AFFECTED:** 6620 South Martin Luther King Jr Drive

**SUBJECT:** Application for a variation to allow a shared parking arrangement

in which two or more non-residential uses with different peak parking demands use the same parking spaces to meet the parking requirements for the proposed three and four story multi-use building located at 6601-27 South Martin Luther King Jr Drive.

**201-23-S ZONING DISTRICT: C1-2 WARD: 20 APPLICANT:**Project Hood Communities Development Corporation

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 6601-27 South Martin Luther King Jr Drive

**SUBJECT:** Application for a special use to establish a community center and

trade school in the proposed three and four story multi-use

building.

**202-23-Z APPLICANT:**ZONING DISTRICT: C1-2 WARD: 20
Project Hood Communities Development Corporation

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 6601-27 South Martin Luther King Jr Drive

**SUBJECT:** Application for a variation to reduce the off-street loading

requirement from one to zero in order to allow for the

establishment of a community center and trade school in the

proposed three and four story multi-use building.

## **CONTINUANCES**

13-23-S ZONING DISTRICT: B3-3 WARD: 3

**APPLICANT:** Maria Black Gold 721, Inc.

**OWNER:** 59th Property, LLC **PREMISES AFFECTED:** 72 E. 51st Street

**SUBJECT:** Application for a special use to establish a gas station.

14-23-Z ZONING DISTRICT: B3-3 WARD: 3

**APPLICANT:** Maria Black Gold 721, Inc.

**OWNER:** 59th Property, LLC **PREMISES AFFECTED:** 72 E. 51st Street

**SUBJECT:** Application for a variation to reduce the minimum lot area for a

proposed gas station from the required 20,000 square feet to

15,975.5 square feet.

44-23-S ZONING DISTRICT: C1-2 WARD: 33

**APPLICANT:** 2925 W Montrose, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4343 N. Richmond Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, six dwelling unit building

and rear six car garage.

45-23-Z ZONING DISTRICT: C1-2 WARD: 33

**APPLICANT:** 2925 W Montrose, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4343 N. Richmond Street

**SUBJECT:** Application for a variation to reduce the north and south side

setback from the required 3.94' to zero, combined side yard

setback from 9.84' to zero for a proposed three-story, six dwelling

unit building and rear six car garage.

46-23-S ZONING DISTRICT: C1-2 WARD: 33

**APPLICANT:** 2925 W Montrose, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4347 N. Richmond Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, six dwelling unit building

with a rear six car garage.

47-23-S ZONING DISTRICT: C1-2 WARD: 33

**APPLICANT:** 2925 W Montrose, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4353 N. Richmond Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, six dwelling unit building

with rear six car garage.

58-23-S ZONING DISTRICT: C1-2 WARD: 24

**APPLICANT:** Elite Labor Services Ltd. **OWNER:** T & J Investors, LLC

PREMISES AFFECTED: 3138 W. Cermak Road, 1st Floor Unit D

**SUBJECT:** Application for a special use to establish a day labor employment

agency.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 49-23-Z, 50-23-Z, and 133-23-S.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its May 19, 2023 regular meeting.

Adjournment.